

CITY COUNCIL REPORT



Meeting Date: October 12, 2021
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Pima McDowell
4-GP-2021 & 11-ZN-2021

Request to consider the following:

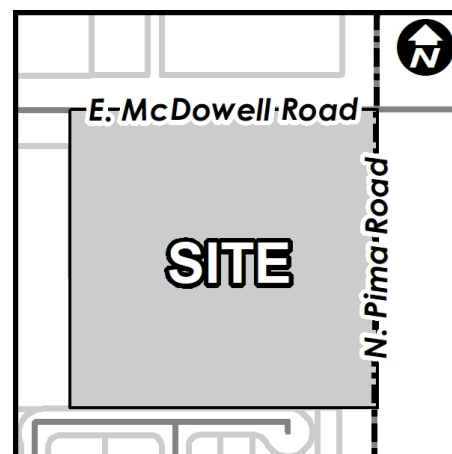
1. Adopt Resolution No. 12287 for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acres site located at 8705 E. McDowell Road.
2. Adopt Ordinance No. 4523 for a Zoning District Map Amendment from General Commercial (C-4) and General Commercial Conditional (C-4(C)) to Highway Commercial (C-3) zoning on a +/- 7.22-acre site located 8705 E. McDowell Road.

Goal/Purpose of Request

The applicant's request is to amend the General Plan and Zoning designations on this site to allow for different land uses than are currently allowed. The applicant intends to continue to utilize the existing building and site improvements at this time.

Key Items for Consideration

- Proposed change to City of Scottsdale General Plan 2001 land use designation.
- Utilizing existing building and improvements.
- Site or building modifications may be required based on requirements for different uses and may need subsequent design review/permit approvals.
- Redeveloped in 2003 as an auto dealership.
- Planning Commission heard this case on September 22, 2021 and recommended approval with a 7-0 vote.



OWNER

Action Taken _____

Clayton Companies

APPLICANT CONTACT

Brian Krob
Aline Architecture Concepts
480-225-7359

LOCATION

8705 E McDowell Road

BACKGROUND

General Plan

The 2001 General Plan Conceptual Land Use Map designates the property as Mixed-Use Neighborhoods. Mixed-Use Neighborhoods include locations with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas can accommodate higher density housing combined with complementary office or retail uses, or mixed-use structures with residential above commercial or office.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located in the Southern Scottsdale Character Area Plan, along the McDowell Road Regional Corridor within the Pima Regional Center. In Southern Scottsdale, Regional Corridors consist of higher intensity development and exist only within General Plan designated Growth Areas, supporting vertical and horizontal mixed-use development patterns. The Pima Regional Center, in particular, is envisioned by the plan as focusing on the General Dynamics regional employment cluster, supported by technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

Zoning

The site is currently zoned General Commercial (C-4) and General Commercial Conditional (C-4(C)). The C-4 district is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair. This district provides opportunities for light industrial uses in order to sustain and enhance the community's economic viability and employment opportunities.

The proposed zoning for the site is Highway Commercial (C-3). The C-3 district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

Context

The subject property is located at the southwest corner of N. Pima Road and E. McDowell Road. This site is one of two halves of the former auto dealership redevelopment at this location, under case 58-DR-2003 and 30-UP-2002. The other half of that development, to the west, is also developed with a building and site improvements but is not part of the scope of this application.

Adjacent Uses and Zoning

- North: Commercial uses and a vacant parcel; zoned Highway Commercial (C-3) and General Commercial (C-4) respectively.
- South: The Trails at Scottsdale IV residential subdivision; zoned Single-family Residential Planned Residential Development (R1-7 PRD).
- East: Salt River Pima Maricopa Indian Community (SRPMIC).
- West: Commercial developments; zoned Highway Commercial (C-3) and General Commercial (C-4).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance

APPLICANT’S PROPOSAL

Development Information

- | | |
|----------------------------------|---------------------------------------|
| • Buildings/Description: | Existing former automotive dealership |
| • Parcel Size: | +/- 7.22-gross-acres (5.63-net-acres) |
| • Building Height Allowed (C-4): | 36-feet |
| • Building Height Allowed (C-3): | 36-feet |
| • Open Space Required (C-4): | 35,839sqft |
| • Open Space Required (C-3): | 48,112sqft |
| • Open Space Provided: | 57,361sqft |

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

Non-Major General Plan Amendment Request

The request is for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acres site. A request from Mixed-Use Neighborhoods (Group E) to Commercial (Group E) is defined as a non-major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001. The purpose of the General Plan amendment is to expand the allowable uses for the subject site in order to permit the adaptive reuse of an existing building, as described and intended by the companion rezoning application (case 11-ZN-2021) for the Highway Commercial District (C-3).

The General Plan Land Use Element describes the Commercial land use designation as areas that provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. This category is typically located on arterial streets and may be integrated with mixed-use areas.

The subject site is zoned as General Commercial (C-4), which permits heavier commercial uses such as light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair. While a specific use has yet to be identified, the applicant proposes to expand the allowable commercial uses for the subject site, with the adaptive reuse of the existing building and associated site improvements. The applicant proposes to implement the Commercial land use category by rezoning to the Highway Commercial zoning district (C-3), which allows for retail, office, and restaurants, thus allowing the subject site to continue to be utilized as commercial use within the existing structure. The subject site further meets the definition of Commercial as it fronts McDowell Road – a major arterial – and is situated adjacent to existing instances of the Mixed-Use Neighborhoods land use designation to the north and west.

2010 Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area Plan, which was adopted by City Council in October 2010. One of the overarching themes of the Southern Scottsdale Character Area Plan is to encourage redevelopment and support reinvestment in existing properties (Land Use Chapter Goals 3 and 5, and Economic Vitality Goal EV 1). As such, the applicant proposes the adaptive reuse of an existing commercial building as a means to provide reinvestment within this Southern Scottsdale Corridor.

Policy Implications (General Plan & Southern Scottsdale Character Area Plan)

One of the Six Guiding Principles, established by CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Support Economic Vitality". This guiding principle acknowledges Scottsdale's commitment to the economic and fiscal health of the city through directed public policy as a means to build upon Scottsdale's economic strengths. Furthermore, the Southern Scottsdale Character Area Plan encourages reinvestment in underutilized properties within this area of the city.

The General Plan (Land Use Element Goals 3, 7, and Goal 9, Bullet 3; Neighborhoods Element Goals 4 and 5; and, Economic Vitality Element Goal 7) supports redevelopment or reinvestment that promotes sensitive, context-appropriate integration and transition of development within established areas of the community. Furthermore, both the 2001 General Plan (Land Use Element Goal 7, Character & Design Element Goal 6, Open Space & Recreation Element Goal 1) and Southern Scottsdale Character Area Plan (Goals CD 5 and OSR 1) support the provision of open space as a means to sensitively integrate and buffer adjacent land uses. Previous action along the southern-boundary of the subject site (Case 30-UP-2002) included a fifty-foot landscaped buffer. To ensure this important buffer to an adjacent residential neighborhood (The Trails at Scottsdale) remains, staff has stipulated that any future redevelopment of the site shall maintain the existing fifty-foot landscaped

buffered setback along the south property line, inclusive of the existing detention basin which provides buffered landscaping to the Trails Scottsdale neighborhood.

The General Plan (Land Use Element Goal 5, Bullet 6, and Goal 7, Bullet 5; Open Space & Recreation Element Goal 1, Bullet 9; Growth Areas Element Goal 3; and, Community Mobility Element Goal 9, Bullet 8) and the Southern Scottsdale Character Area Plan (Character & Design Chapter Goals CD 2, CD 5, and CD 7; Open Space & Recreation Goals OSR 1 and OSR 2) encourage the use of open space areas and landscaping as both a community amenity, buffering, and as a means to further the character of an area. The subject site previously implemented a section of the McDowell Road Streetscape; however, existing landscape materials on the subject site are less than what was previously implemented. As such, staff has stipulated that the applicant restore lost landscape material along McDowell Road, and furthermore ensure such implements the McDowell Road Streetscape Design Guidelines.

Both the 2001 General Plan (Character & Design Element Goals 2, 4, 6, Community Mobility Element Goals 3, 10, 11, and the Bicycling Element) and Southern Scottsdale Character Area Plan (Goals CD 2, 3, 5, 7 as well as Goal CM 4) expect high quality design for new and revitalized development that engage the pedestrian environment, placing importance on the pedestrian experience and connections within and between development sites. As such, staff has stipulated accessible pedestrian access routes to connect the existing building to the surrounding public sidewalk and trail system.

Land Use Impact Model

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2021-2040). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the 20-year outlook of existing +/- 7.22-acres of “mixed use” and proposed +/- 7.22-acres of “community commercial” 20-year outlook in the South Sub-Area of the City. The model shows a positive NPV of \$202,161 for the existing “mixed use” over 20 years. Similarly, the proposed “community commercial” on the site shows a positive NPV of \$416,324 over the same time period.

The full results of the Land Use Impact Model assessment are located in the case file.

2001 General Plan & Scottsdale General Plan 2035

Arizona Revised Statutes Section 9-461.06 require that local cities and towns update their General Plan every 10 years. Accordingly, and as State Statutes expect, the City has been updating its General Plan since early 2020 with Case 1-GP-2020, Scottsdale General Plan 2035. On June 8, 2021, City Council adopted a new General Plan, Scottsdale General Plan 2035 (Resolution No. 12177), and on June 22, 2021, City Council called a Special Election to occur in November 2021, such that the voters may consider the plan for possible ratification. If the voters ratify the new General Plan, Scottsdale General Plan 2035, the 2001 General Plan is nullified. As per the General Plan Update Adoption

Procedures for the “Scottsdale General Plan 2035” (Resolution No. 11851), cases that will be considered by City Council after June 8, 2021 may be reconsidered by the Planning Agency and the Scottsdale City Council for incorporation into the newly ratified General Plan. Consequently, Resolution No. 12287, specific to case 4-GP-2021, includes direction for staff to process a separate, future amendment case so as to maintain the same land use designation if case 4-GP-2021 is approved by City Council and the General Plan 2035 is ratified by the voters in November 2021.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Land Use

With the prior redevelopment of the overall site in 2003, this site was established as an automotive dealership with a west building and an east building sharing a central driveway for access. That site has since been split in two and the current request involves the east half containing the eastern building with its associated site improvements. The proposed zoning change would shift the allowable land uses from the heavier commercial type uses of the C-4 district, to the more medium intensity uses of the C-3 district. Notable changes from the C-4 to the C-3 district would include elimination of more industrial type uses (Manufacturing, Recycling Centers, Emissions Testing, etc.) and the inclusion of more general commercial type uses (Office, Retail, Restaurant, etc.). The applicant currently intends that the existing building and site configuration could be re-utilized for new occupants without significant exterior modifications. However, should future redevelopment occur, it would be subject to design review and/or permit review processing as would be applicable to the scope of changes proposed at that time. Minor upgrades to the site for pedestrian connectivity, refuse needs and collection, and parking and landscaping are anticipated associated to the occupancy by a new user or in anticipation of marketing the site to a new user.

There is an existing Conditional Use Permit (CUP) in place on this site for Vehicle Sales, case 30-UP-2002, that covers this parcel and the parcel to the west that made up the former automotive dealership. As the overall dealership site included a historical mix of C-3 and C-4 zoning, the Use Permit allowed for continuity of the use across the zoning boundaries, even though the use is permitted within the C-4 zoning without the requirement of a CUP. It is staff’s assessment with this application that the CUP still remains in place given the greater site would still be comprised of a mix of C-3 and C-4 zoning, that there are no currently proposed site modifications that would limit the functionality of that use as accounted for in the originally stipulated site plan, and that Vehicle Sales is still an allowable land use in the requested C-3 zoning district (subject to the CUP).

Transportation/Trails/Public Safety

Because the site was previously part of a larger redevelopment which created the existing developed site conditions, the site already included a defined access point through the shared central driveway. Any future development proposal on this site would be expected to utilize that existing access, and any proposal for additional vehicular access in the future would be subject to review and determination of feasibility at that time. The proposed stipulations reflect the installation of additional pedestrian access routes that would create enhanced connectivity from the adjacent sidewalk and trail system to the exiting building. Trip generation comparison information was generated by the applicant for the change in allowable land uses, which was reviewed by City staff as part of this application. The study indicated that due to the reuse of existing developed site

conditions, the anticipated development impacts would be comparable to those of the current zoning designation. Additional more detailed analysis may be required for review by staff associated to future more defined uses and/or redevelopment of the site.

As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Water/Sewer

Because the site is part of the prior redevelopment of this existing development site, the water and sewer infrastructure is already in place for this site. As would typically occur, preliminary Basis of Design Reports were submitted relative to the current scope of utilizing the existing developed conditions and more detailed ones will be required to be submitted by the applicant and evaluated by staff with any future Development Review Board application for significant redevelopment on this site.

Community Involvement

With the submittal of these applications, notification was mailed out by the applicant and the City to property owners located within 750-feet of the subject property. The applicant team also held an open house meeting for the neighborhood on July 22, 2021. Although general inquiries have been received resulting from that notification, no written comments have been received for this application as of the writing of this report.

Community Impact

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for the existing commercial property. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on September 22, 2021 and recommended approval, with a 7-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Planned Residential Development criteria have been met, and determine that the proposed zoning district map amendment and non-major General Plan amendment are consistent and conform with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to the City Council for approval, per the attached stipulations, for the associated:

1. Adopt Resolution No. 12287 for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acres site located at 8705 E. McDowell Road.
2. Adopt Ordinance No. 4523 for a Zoning District Map Amendment from General Commercial (C-4) and General Commercial Conditional (C-4(C)) to Highway Commercial (C-3) zoning on a +/- 7.22-acre site located 8705 E. McDowell Road.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Long-Range Planning Services

STAFF CONTACTS

Jeff Barnes

Senior Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

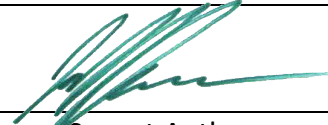
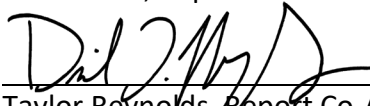


Taylor Reynolds

Project Coordination Liaison

480-312-7924

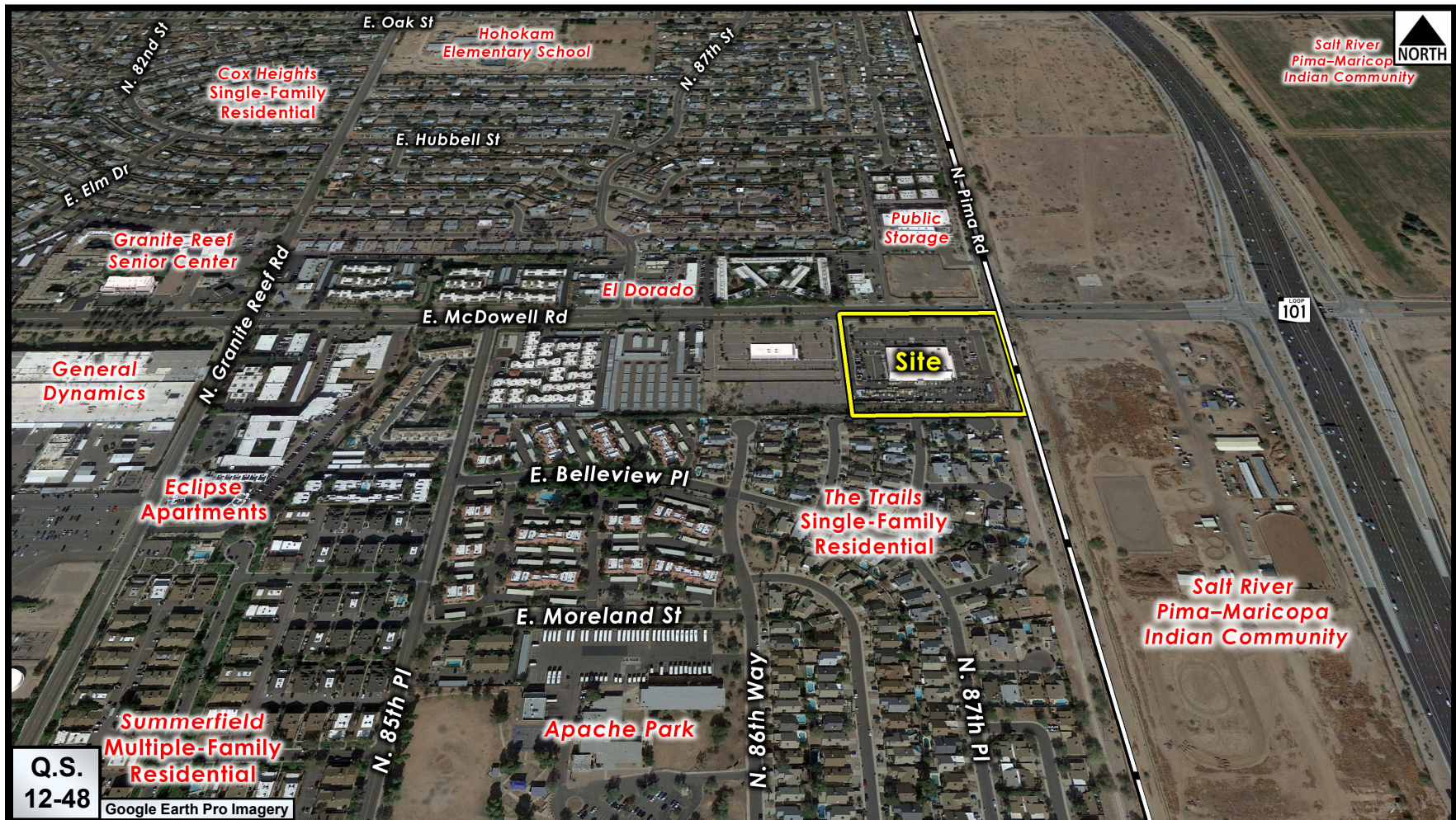
E-mail: treynolds@ScottsdaleAZ.gov

APPROVED BY

 _____ Jeff Barnes, Report Author	_____ 9/16/2021 Date
 _____ Taylor Reynolds, Report Co-Author	_____ 9/22/2021 Date
 _____ Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov	_____ 9/23/2021 Date
 _____ Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov	_____ 9/24/2021 Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Ordinance No. 4523
 - Exhibit 1: Stipulations
 - Exhibit 2: Zoning Map
- 3. Resolution No. 12287
 - Exhibit 1: General Plan Land Use Map
- 4. Applicant’s Narrative
- 5. General Plan Land Use Map (existing)
- 6. Zoning Map (existing)
- 7. Southern Scottsdale Character Area Plan
- 8. Site Plan (for reference)
- 9. Community Involvement / Citizen Input
- 10. City Notification Map
- 11. September 22, 2021 Planning Commission Draft Meeting Minutes



Context Aerial

11-ZN-2021 & 4-GP-2021

ATTACHMENT #1



Close-up Aerial

11-ZN-2021 & 4-GP-2021

ATTACHMENT #1A

ORDINANCE NO. 4523

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 11-ZN-2021 FROM GENERAL COMMERCIAL AND GENERAL COMMERCIAL CONDITIONAL TO HIGHWAY COMMERCIAL ON A +/- 7.22-ACRE SITE LOCATED 8705 E. MCDOWELL ROAD.

WHEREAS, the Planning Commission held a hearing on September 22, 2021; and

WHEREAS, the City Council has considered the probable impact of zoning Ordinance 4523 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 11-ZN-2021.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 7.22-acre site, located at 8705 E. McDowell Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from General Commercial and General Commercial Conditional to Highway Commercial designation.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of Scottsdale this ____ day of _____, 2021.

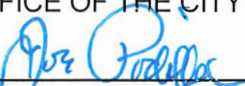
CITY OF SCOTTSDALE, an Arizona
municipal corporation

ATTEST:

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

Stipulations for the Zoning Application:

Pima McDowell

Case Number: 4-GP-2021 & 11-ZN-2021

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. GOVERNANCE. The adopted conditions and parameters of Use Permit case 30-UP-2002 for Vehicle Sales at this location shall continue to be applicable until such time as the site configuration no longer conforms to the Site Plan stipulated in the Use Permit conditions.
2. PEDESTRIAN CONNECTIVITY. Prior to issuance of any permit for the development project, the property owner or designee shall submit and obtain approval of construction documents to construct minimum six (6) foot wide accessible pedestrian access routes from the main entry of the development to the existing public sidewalk along East McDowell Road and existing public trail along the North Pima Road alignment.
3. ON-SITE REFUSE. Prior to issuance of any permit for the development project, the property owner or designee shall submit and obtain approval of construction documents to construct refuse enclosure complying with city quantity and location requirements at time of development.
4. PARKING LOT SCREENING. Prior to issuance of any permit for the development project, the property owner or designee shall submit and obtain approval of construction documents to construct a three (3) foot tall screen wall along East McDowell Road, between the parking and the landscape buffer along the street.
5. FRONTAGE LANDSCAPING. Prior to issuance of any permit for the development project, the property owner or designee shall restore dead or removed landscape material along McDowell Road, implementing the McDowell Road Streetscape Design Guidelines along the McDowell Road frontage of the subject site.
6. BUFFERED SETBACK. Future redevelopment of the site shall maintain the existence of a minimum fifty (50) foot landscaped buffered setback from the south property line. The setback shall be landscaped with mature trees, as determined by the Development Review Board.
7. NEIGHBORHOOD SCREEN WALL. Future redevelopment shall maintain the existence of an eight (8) foot tall wall along the south property line. The eight (8) foot height shall be measured from the existing grade on the south (residential) side.
8. GATEWAY DESIGN FEATURE EASEMENT. Future redevelopment shall respect the corner gateway design feature easement at the northeast corner of the site.
9. ACCESS RESTRICTIONS. Access to the development project shall be defined, as needed, through a subsequently applicant submitted traffic study for a Development Review Board application or permit submittal, whichever comes first. Dedicated turning lanes into the site may be required dependent on land use. Existing turning lanes may require modification/reconstruction dependent on expected turning volumes.

DEDICATIONS

10. RIGHT-OF-WAY DEDICATIONS. With the implementation of a traffic intensive use on the site or substantial site redevelopment, the property owner shall make any fee-simple right-of-way dedications to the City of Scottsdale as determined appropriate through the city's approval of a subsequently applicant submitted traffic study for a Development Review Board application or permit submittal, whichever comes first.
11. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

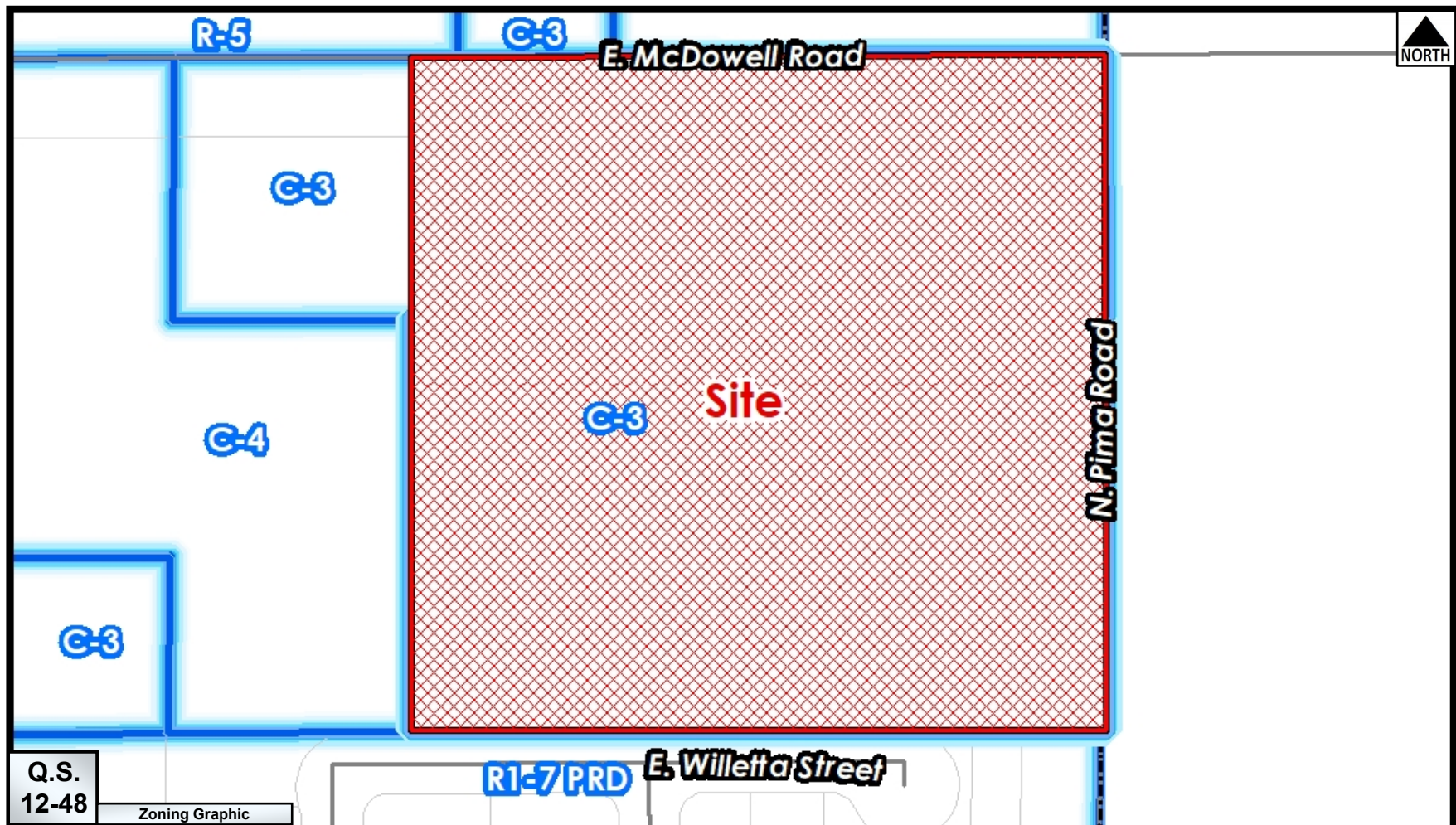
INFRASTRUCTURE

12. CONSTRUCTION COMPLETED. Prior to issuance of any applicable Certificate of Occupancy or Certification of Shell Building for significant redevelopment of this site, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
13. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
14. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct any improvements the City of Scottsdale determines appropriate through the city's approval of a subsequently applicant submitted traffic study for a Development Review Board application or permit submittal, whichever comes first, to include but not limit to transit facilities, traffic signals, pedestrian crossings, multi-use paths, multi-use trails, sidewalks, roads etc.
15. WATER AND WASTEWATER IMPROVEMENTS. Prior to issuance of any permit for future redevelopment of this site as outlined above, the property owner shall submit and obtain approval of construction documents to construct the following modifications to the water and wastewater services and systems, connecting to and within this site:
 - i. WATER.
 - a. Conversion of private water main, on project site and extending east/west across the site, to a public line with a fourteen (14) foot minimum public water line easement dedicated atop it.
 - 1) The new water line easement shall extend to all hydrants and water meters (if any) connected to the line. Access by the City to the public main, hydrants, valves, meters shall not be prevented by gates/fences etc.
 - 2) The water main shall remain in its current position, within the drive aisle, and shall remain connected to the parcel to the west.
 - 3) A new isolation gate valve shall be placed on the existing on-site water main on the west parcel edge. (If the parcel to the west redevelops first this shall not be required)

- 4) If there are any known condition or functional issues with the existing private onsite water main or appurtenances these issues shall be addressed before the portion of main and appurtenances is made public and prior to permit issuance for redevelopment. This includes but is not limited to the pipeline, valves, hydrants, and connections to other mains. In addition to conditions or functional issues any unused or abandoned items associated with the private water main shall be removed at the Water Resource Department's direction.
 - b. Connection of a new eight (8) inch public water main, measuring approximately two hundred-thirty (230) feet, from the onsite water main located at the west side of project site to the existing public water main in East McDowell Road. (If the parcel to the west redevelops first this shall not be required)
 - c. Conversion of any existing onsite private fire hydrants and associated supply lines to public system, and replacement of at the Fire Departments' discretion.
 - d. A detailed water utility plan shall be provided within any subsequent BOD.
- ii. WASTEWATER.
 - a. A detailed wastewater utility plan shall be provided within any subsequent BOD.
- 16. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to this lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

- 17. DRAINAGE REPORT. With any subsequent Development Review Board submittal for redevelopment, the property owner or designee shall submit a Drainage Report in accordance with the Design Standards and Policies Manual for the development project.



Q.S.
12-48

Zoning Graphic

R1-7/PRD

E. Willetta Street

Zoning

11-ZN-2021

RESOLUTION NO. 12287

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2001 CONCEPTUAL LAND USE MAP FROM MIXED-USE NEIGHBORHOODS TO COMMERCIAL ON A +/- 7.22-ACRE SITE LOCATED 8705 E. MCDOWELL ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the non-major General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, City Council adopted Resolution No. 11851 concerning General Plan Update Adoption Procedures for the "Scottsdale General Plan 2035"; and

WHEREAS, the General Plan Update Adoption Procedures direct that any amendment the City Council approves to the Scottsdale General Plan 2001 which is not included in the new General Plan 2035 prior to its adoption, or which is considered after its adoption, will be automatically nullified should the voters ratify the new Scottsdale General Plan 2035. Further, as per the General Plan Update Adoption Procedures, any amendment that is automatically nullified by voter ratification of the new Scottsdale General Plan 2035 may be reconsidered by the Planning Agency and the Scottsdale City Council for incorporation into the newly ratified General Plan; and

WHEREAS, the City Council, adopted a new General Plan, Scottsdale General Plan 2035, on June 8, 2021 as required by Arizona Revised Statutes Section 9-461.06 and the City Council called a Special Election for the voters to consider the new Plan for possible ratification in November 2021; and

WHEREAS, the Planning Commission held a recommendation hearing on September 22, 2021 concerning the General Plan Amendment; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan 2001 Conceptual Land Use Map for the City of Scottsdale, for the property located 8705 E. McDowell Road for +/- 7.22-acre site from Mixed-Use Neighborhoods to Commercial land use designation.

Section 2. That the above amendment is described in Case No. 4-GP-2021 (relating to zoning case 11-ZN-2021), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

Section 4. If Scottsdale General Plan 2035 is ratified by the voters in November 2021, the Scottsdale General Plan 2001 will be nullified, thus City Council hereby directs staff to process a separate, future, General Plan amendment case to the Scottsdale General Plan 2035 so as to maintain and reflect the same land use designation in Scottsdale General Plan 2035 that is approved by this Resolution.

Section 5. If Scottsdale General Plan 2035 is not ratified by the voters in November 2021, the Scottsdale General Plan 2001 will remain in effect as the community's General Plan. As such, the 2001 Future Land Use Map will reflect the land use designation approved by this Resolution and no further action will need be directed by City Council.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2021.

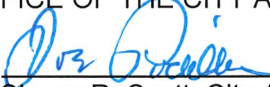
ATTEST:

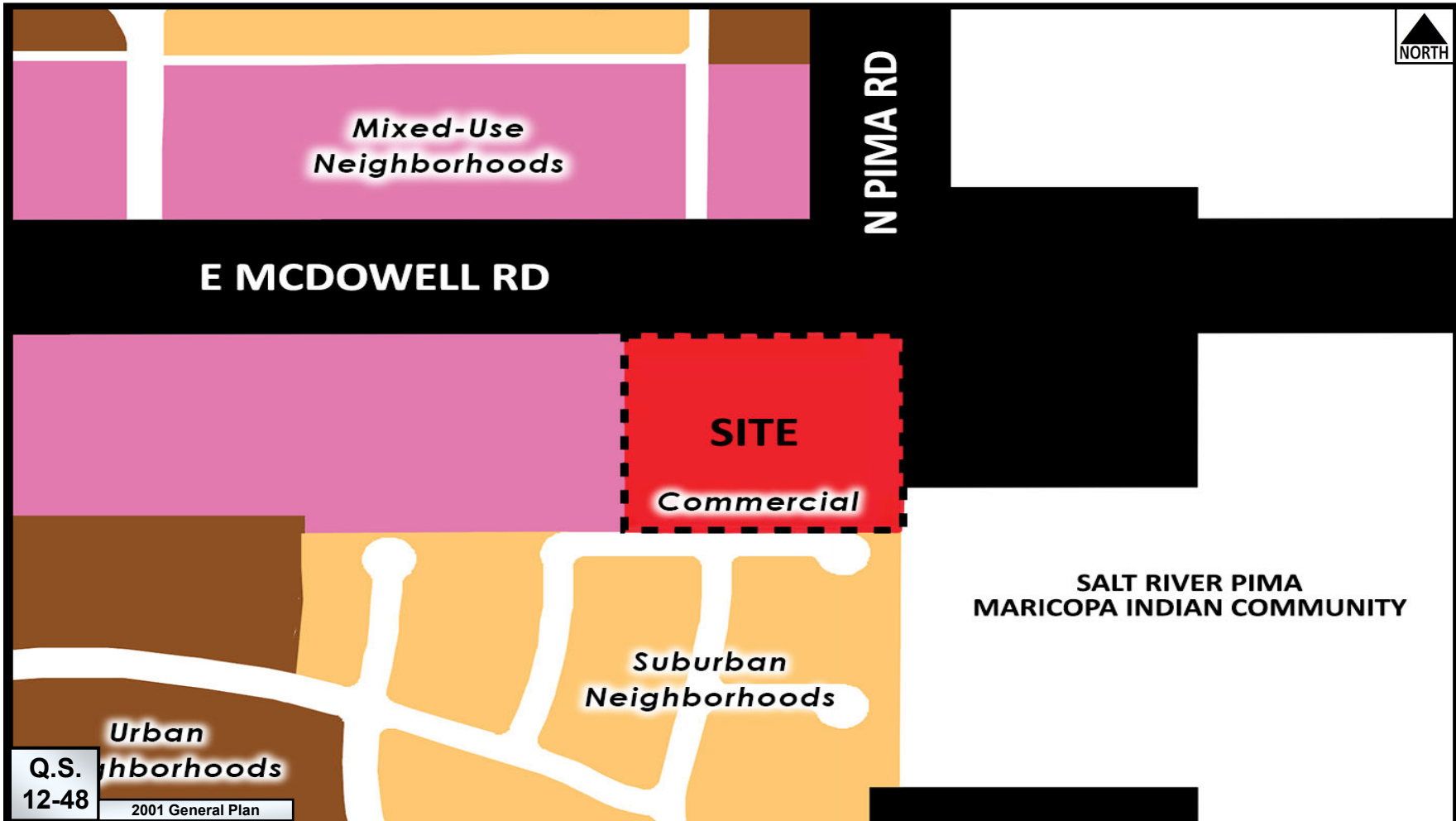
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



General Plan Land Use

Resolution No. 12287

Exhibit 1

Page 1 of 1

4-GP-2021



Application Narrative

Pima & McDowell
582-PA-2021
8705 East Pima McDowell Rd,
Scottsdale, Arizona 85257

This Rezoning and General Plan Amendment application entails a change in the zoning type from C-4 to C-3. The intent of this change is to provide additional allowed uses to the site. The site is to remain as constructed and no new construction is proposed. This zoning change affects the general plan noting mixed use neighborhoods, therefore an amendment to the general plan is required.

GENERAL PLAN

The Land Use Element of the General Plan designates the site area as Mixed - Use Neighborhoods. This category includes higher density residential, office and retail uses.

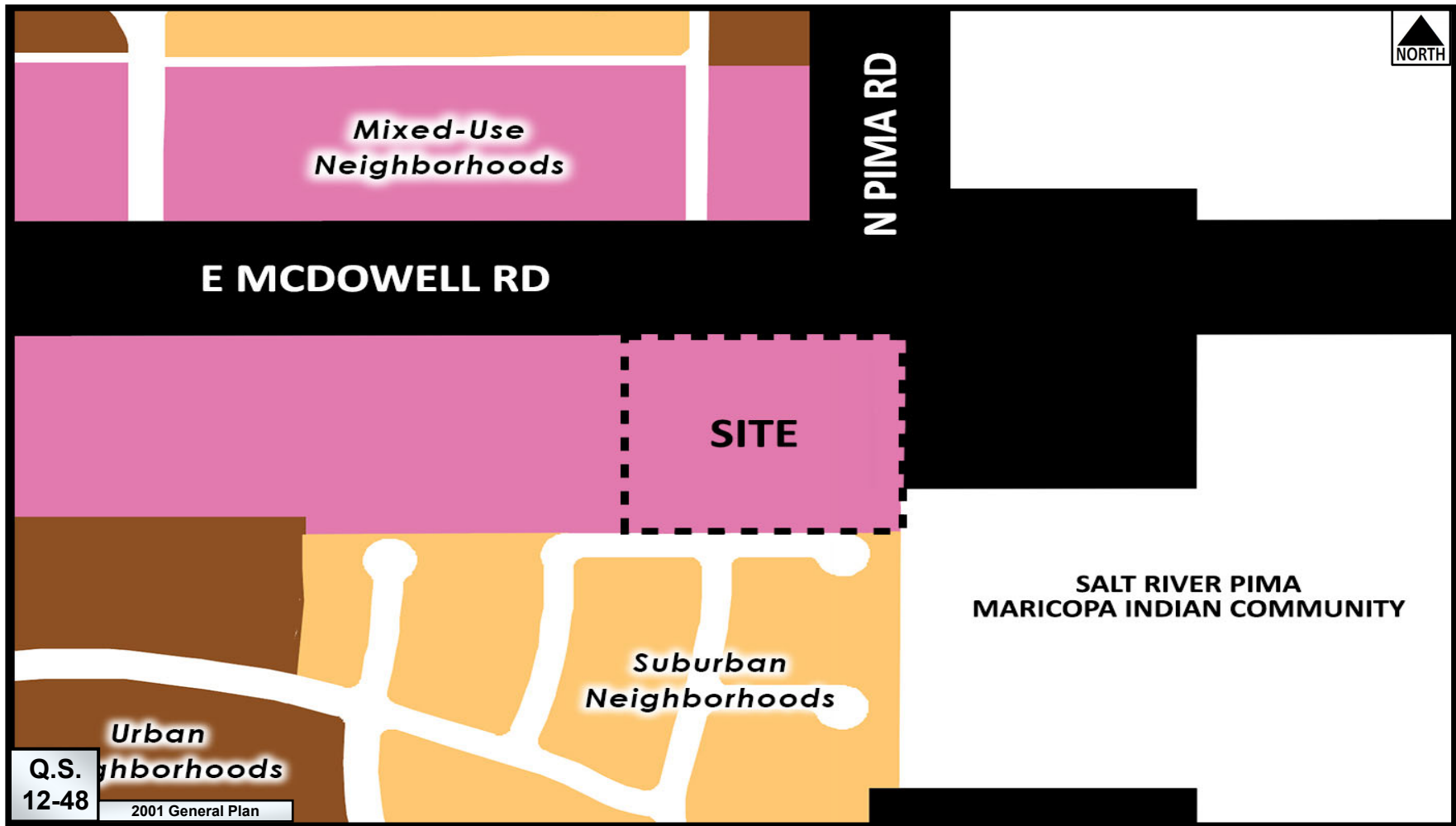
The General Plan is being amended to maintain the existing density of the site with stipulations based on C-3 zoning. The proposed amendment is in keeping with the spirit and intent of the Scottsdale Mission statement, specifically in terms of enhancing and protecting neighborhoods. In addition, relative to land use this amendment will provide opportunities for balanced land uses which contribute to high quality and adequate work environments.

MIXED USE AND CHARACTER AREA PLAN

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of "... identifying those "... areas of the community that are most appropriate for development focus [that] will best accommodate future growth " The Growth Areas are intended to encourage development in a mixed-use environment.

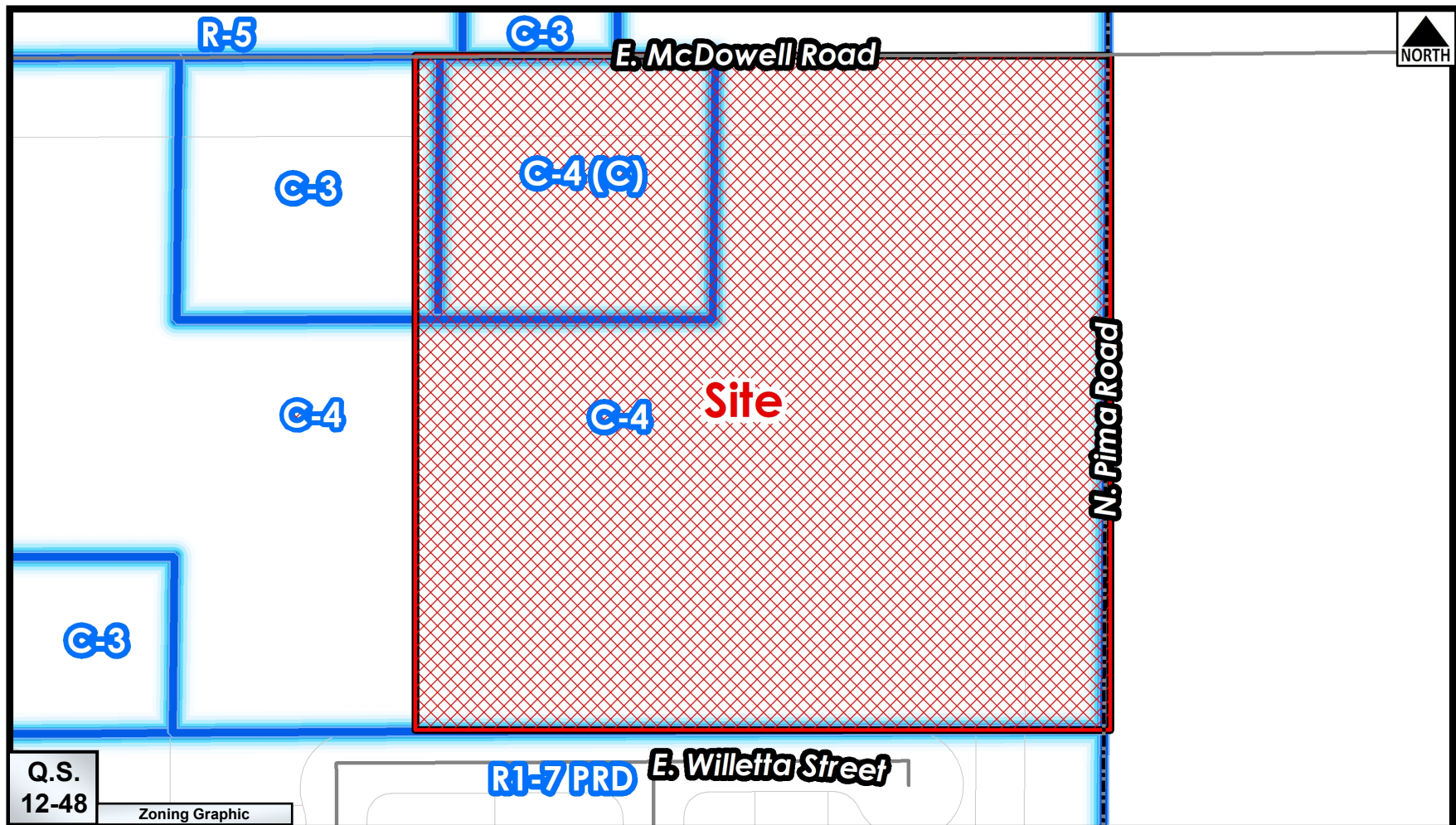
This amendment does not hinder the growth and communal intent of the site per mixed use, and only permits more allowable uses. The proposed amendment will not undermine but rather support the goals and policies of Character Area Plan of Southern Scottsdale.

Brian Krob, Architect
Aline Architectural Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251
ph 480.225.7359



Existing General Plan Land Use
Mixed-Use Neighborhoods

4-GP-2021



Q.S.
12-48

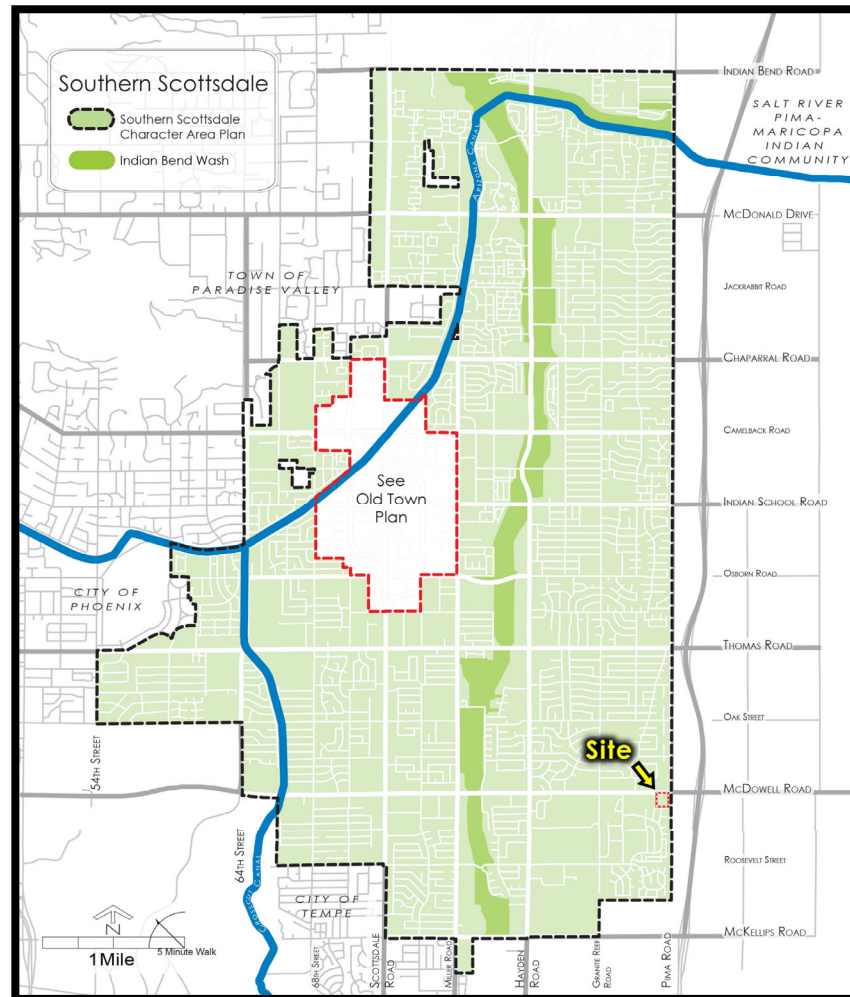
Zoning Graphic

R1-7 PRD

E. Willetta Street

Existing Zoning

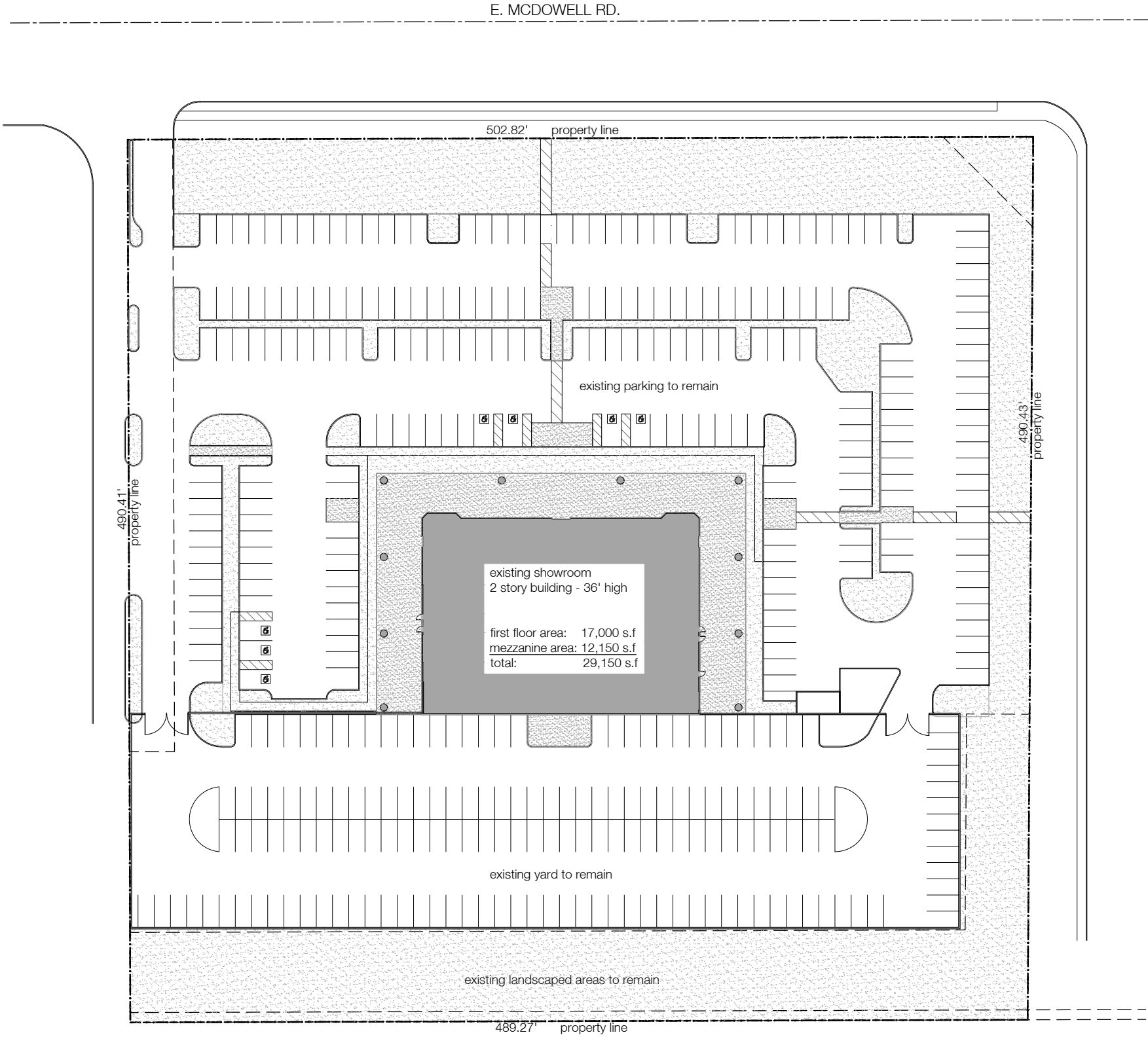
11-ZN-2021 & 4-GP-2021



**Southern Scottsdale
Character Area Plan**

11-ZN-2021 & 4-GP-2021

ATTACHMENT #7



SITE PLAN
1/32" = 1'-0"

- APPLICABLE CODES**
- 2015 international building code
 - 2015 international mechanical code
 - 2015 international fire code
 - 2015 international energy conservation code
 - 2015 international green construction code
 - 2014 national electric code
 - 2015 international plumbing code
 - 2015 international existing building code
 - 2009 international code council / american national standards institute a117.1 accessibility code
 - 2010 americans with disabilities act accessibility guidelines

PROJECT SUMMARY

proposal is for the change of zoning from C-4 to C-3. the site is not subject to change.

LEGAL DESCRIPTION

recorded in book 872 of maps, page 31. being a portion of the northeast quarter of section 1, township 1 north, range 4 east of the gila & salt river meridian, maricopa county, arizona.

SITE DATA

apn	131-07-561
site area (net)	245,471 s.f. or 5.63 acres
site area (gross)	314,456 s.f. or 7.22 acres
existing zoning	C-4
proposed zoning	C-3
FAR allowed: 0.8	actual FAR = 29,150 s.f. / 245,471 s.f. = 0.12

BUILDING DATA

first floor area	17,000 s.f.
mezzanine area	12,150 s.f.
building area total	29,150 s.f.
occupancy type	B (business)
construction type	II-B (sprinklered)
maximum height	36'-0"

GENERAL LIMITATIONS

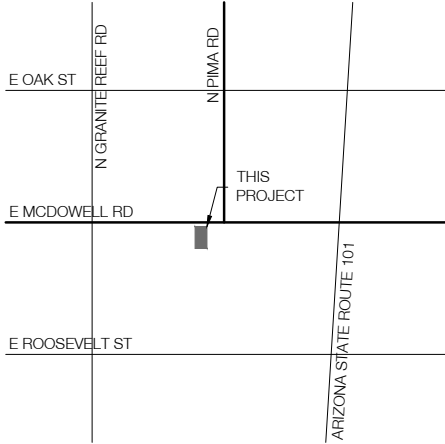
construction type	II-B (sprinklered)
allowable area	69,000 sq. ft.
building total area	29,150 sq. ft.
allowable height	36'-0"

PARKING CALCULATIONS

vehicle parking required	(medical office) 29,150 s.f./ 250 = 117 accessible (101-150 spaces-4%) = 5 117 spaces total (5 accessible)
provided	192 (7 accessible)

OPEN SPACE CALCULATIONS

max. building height = 36'-0" (36'-0" allowed)
first 12' of height = 10% x net lot area
= .10 x 245,471 = 24,547.1 s.f.
next 24' of height = 24' X .004 X 245,471 = 23,565 s.f.
open space required (not including parking lot landscaping)
24,547+23,565 = 48,112 s.f.
open space provided = 57,361 s.f.
open space distribution - frontage: 0.5 x 57,361 s.f. = 28,680 s.f.
open space provided in frontage = 28,866 s.f.
parking lot landscaping required
parking lot area x 15%
94,775 s.f. x .15 = 14,187 s.f.
parking lot landscaping provided = 21,006 s.f.



VICINITY MAP
NTS

PIMA MCDOWELL
8705 e. mcdowell rd.
scottsdale, arizona 85257

REZONING APPLICATION
planning no.: 582-PA-2021

revisions

7340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

July 10 2021

Notification Letter

Pima McDowell
#582-PA-2021
8705 East Pima McDowell Rd,
Scottsdale, Arizona 85257

Dear neighbor,

We would like to invite you to an Open House on July 22, 2021 at 5 p.m. at Clayton Companies 7340 E. Main St. #200, Scottsdale, AZ 85251

This Rezoning and General Plan Amendment application entails a change in the zoning type from C-4 to C-3. The intent of this change is to provide additional allowed uses to the site. The site is to remain as constructed and no new construction is proposed. This zoning change affects the general plan noting mixed use neighborhoods, therefore an amendment to the general plan is required.

GENERAL PLAN

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses.

The General Plan is being amended to maintain the existing density of the site with stipulations based on C-3 zoning.

MIXED USE

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of ... identifying those " ... areas of the community that are most appropriate for development focus [that] will best accommodate future growth " The Growth Areas are intended to encourage development in a mixed-use environment.

This amendment does not hinder the growth and communal intent of the site per mixed use, and only permits more allowable uses.

If you have any questions, feel free to call me, Tom, at 602-989-7295, or email at tom@claytoncompanies.com.

City Contact: Jeff Barnes, Phone no: 480-312-2376, Email: jbarnes@scottsdaleaz.gov

Sincerely,

Tom Frenkel
Clayton Companies
7340 E. Main St. #200
Scottsdale, AZ 85251

Community Input Certification



CASE NO: 582-PA-2021

PROJECT LOCATION: 8705 E. McDowell Rd, Scottsdale, AZ

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	NO ONE SHOWED UP FOR THE MEETING			

Dorota Grodzinska for Tom Frenkel
Signature of owner/applicant

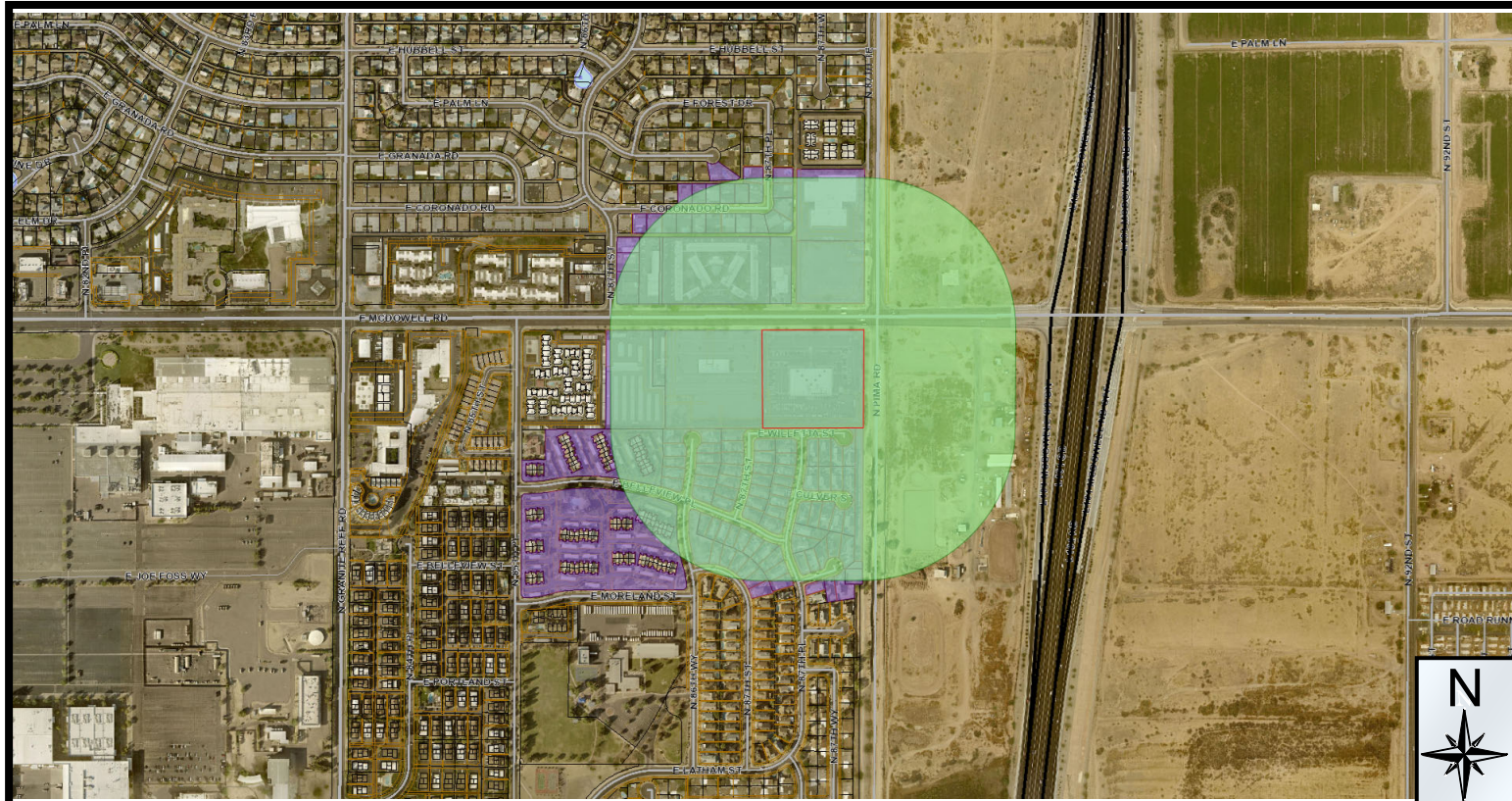
07/22/2021
Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

City Notifications – Mailing List Selection Map

Pima McDowell



Additional Notifications:

Interested Parties List
 Adjacent HOA's
 P&Z E-Newsletter
 Facebook
 Nextdoor.com
 City Website-Projects in the hearing process

Pulled Labels
 July 30, 2021

Map Legend:

— Site Boundary

○ Properties within 750-feet

Postcards: 97



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, SEPTEMBER 22, 2021

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barney Gonzales, Commissioner

ABSENT:

STAFF: Tim Curtis
Eric Anderson
Meredith Tessier
Jeff Barnes
Brad Carr
Doris McClay
Adam Yaron
David Smith
Taylor Reynolds
Bronte Ibsen
Nicole Garcia
Karen Hemby
Ryan Garofalo
Lorraine Castro

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of August 25, 2021 Regular Meeting Minutes including Study Session.

Commissioner Scarbrough moved to approve the August 25, 2021 regular meeting minutes, including study session. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

CONSENT AGENDA

2. [6-UP-2021 \(Peoples Hangar and Heliport\)](#)

Request by owner for approval of a Conditional Use Permit for a new heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 15902 N. 80th Street.

Staff contact person is Meredith Tessier, 480-312-4211.

Applicant contact person is Scott Wahtola, 920-375-3430.

Item No. 2; Recommended City Council approve case 6-UP-2021 by a vote of 7-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Graham, 2nd by Commissioner Ertel.

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

3. [4-GP-2021 \(Pima McDowell\)](#)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.

Staff contact person is Jeff Barnes, 480-312-2376.

Applicant contact person is Brian Krob, 480-225-7359.

4. [11-ZN-2021 \(Pima McDowell\)](#)

Request by owner for a Zoning District Map Amendment from General Commercial (C-4) and General Commercial Conditional (C-4(C)) to Highway Commercial (C-3) zoning on a +/- 7.22-acre site located 8705 E. McDowell Road.

Staff contact person is Jeff Barnes, 480-312-2376.

Applicant contact person is Brian Krob, 480-225-7359.

Items No. 3&4; Moved to the Regular Agenda; Recommended City Council approve cases 4-GP-2021 and 11-ZN-2021 by a vote of 7-0 per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Scarborough.

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarborough, Commissioner Gonzales, Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

REGULAR AGENDA

5. [1-ZN-2021 \(The Miller\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) Zoning, with a development plan and proposed development standards, including but not limited to, building height (76 feet inclusive of rooftop appurtenances), residential density (87 du/ac) and building setbacks for a new multi-family development consisting of 148 units on a +/- 1.7-acre (gross) site, located at 7570 E. 6th Avenue.

Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is John Berry, 480-385-2727.

Item No. 5; Recommended City Council approve case 1-ZN-2021 by a vote of 6-1 per the staff recommended stipulations, after determining that the PBD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner Scarborough with Commissioner Gonzales dissenting.

The motion carried with a vote of six (6) to one (1); with Chair Higgs, Vice Chair Young, Commissioner Scarborough, Commissioner Ertel, Commissioner Serena, and Commissioner Graham voting in favor, and Commissioner Gonzales dissenting.

Request to Speak Cards: Daniel L.G. Winand, Michael Nardoci, Bill Crawford, Chad Terpstra, Scott Stuart, Sarah Bentley, Mary Turner, Danielle Pomasl.

6. [3-GP-2021 \(92nd Street Rezoning\)](#)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of the +/-8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.

Staff contact person is Doris McClay, 480-312-4214.

Applicant contact person is Kurt Jones, (480) 225-8937.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

7. [6-ZN-2021 \(92nd Street Rezoning\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial Planned Community District (C-3 PCD) and Commercial Office Planned Community district (C-O PCD) to Planned Unit Development Planned Community Development District (PUD PCD) Zoning with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 310 multi-family units. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Kurt Jones, (480) 225-8937.**

Items No. 6&7; Recommended City Council approve cases 3-GP-2021 and 6-ZN-2021 by a vote of 4-3 per the staff recommended stipulations after determining that the PUD criteria have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commission Scarbrough, 2nd by Commissioner Ertel with Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.

The motion carried with a vote of four (4) to three (3); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel voting in favor, and Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.

Request to Speak Cards: Johnathan Eberthausen, Mike Crooker, Gary Naquin, Kaitlyn Whitaker, Jason Alexander, Barbara Puggi

Non-ACTION ITEM

8. [Old Town Scottsdale Policy, Regulatory, and Guideline Update](#)

Presentation to Planning Commission for review and discussion regarding City Council's August 24, 2021, initiation of:

- A non-major General Plan amendment to update the Old Town Scottsdale Character Area Plan (Case 5-GP-2021);
- A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3); and
- An update to the Old Town Scottsdale Urban Design & Architectural Guidelines.

Item No. 8; Motion by Commissioner Scarbrough to reschedule this non-action item to an October 6th Special Meeting. 2nd by Commissioner Graham. The motion passed by a vote of 6-1 with Commissioner Ertel dissenting.

The motion carried with a vote of six (6) to one (1); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, Commissioner Serena, and Commissioner Graham voting in favor, and Commissioner Ertel dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:00 p.m.

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